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Agenda Item #7d –

**Sphere of Influence Review for
the Rossmoor/Los Alamitos
Sewer District
(SOI 05-34)**



March 8, 2006

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Water District

JOYCE CROSTHWAITE
Executive Officer

TO: Local Agency Formation Commission

FROM: Executive Officer
Assistant Executive Officer

SUBJECT: Rossmoor/Los Alamitos Area Sewer District Sphere
of Influence Update (SOI 05-34)

INTRODUCTION

In 1997, the State Legislature convened a special commission to study and make recommendations to address California's rapidly accelerating growth. The Commission on Local Governance for the 21st Century focused their energies on ways to empower the already existing LAFCOs originally established in 1963. The Commission's final report, *Growth within Bounds*, recommended various changes to local land use laws and LAFCO statutes. Many of these changes were incorporated into the Cortese-Knox-Hertzberg Reorganization Act of 2000 that provided LAFCO with new responsibilities.

One of the major new responsibilities of LAFCO is to conduct comprehensive, regional studies of municipal services (Municipal Service Reviews or MSRs) every five years in conjunction with reviews of city and district spheres of influence (Government Code Sections 56425 and 56530). Spheres of Influence (SOIs) are boundaries, determined by LAFCO, which define the ultimate service area for cities and special districts. An MSR was prepared for the Rossmoor/Los Alamitos Area Sewer District in March 2005. This report addresses the required SOI update for the District.

BACKGROUND

The Rossmoor/Los Alamitos Sewer District (RLASD) was formed in May 1952 by the Orange County Board of Supervisors to provide construction and maintenance of local collector sewers.

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RLASD provides local sewer collection to a 6.2 square mile service area with a service population of approximately 26,800 (*see Exhibit A - Location Map*). The District serves the City of Los Alamitos and the unincorporated community of Rossmoor plus small portions within the Cities of Seal Beach, Long Beach and Cypress. The City of Los Alamitos, incorporated in 1960, does not own, operate or maintain a sewer system.

The RLASD territory within the City of Seal Beach consists of three shopping centers (generally located at the intersection of Los Alamitos Boulevard and Rossmoor Center Drive) and a residential tract ("College Park West") located between the San Gabriel River Freeway (605) and Los Angeles County. Within the City of Cypress, RLASD serves the Los Alamitos Race Track and the Los Alamitos Country Club, generally located north of Katella Avenue and west of Valley View Street.

Currently, the RLASD owns and maintains a 56-mile system of local collector sanitary sewers. Local sewage from the District's sewers is discharged into the interceptor trunks of the Orange County Sanitation District for treatment. A five-member board of directors, elected for four-year terms, governs the District. In fiscal year 2002-2003, the District's audited financial statements indicated revenues of \$326,892 and expenditures of \$302,139. The District's reserves were \$1,872,010 for the same time period

Previous SOI Determinations for the Rossmoor/Los Alamitos Area Sewer District

The SOI for the RLASD was originally adopted by LAFCO on March 10, 1976, and subsequently reviewed in August 1983. At that time, the Commission reaffirmed the RLASD sphere of influence as coterminous with the District's existing boundaries (*see Exhibit B - Existing Sphere of Influence Map*).

ANALYSIS

In determining a sphere of influence for an agency, Government Code 56425 requires LAFCO to consider each of the following factors:

- The present and planned land uses in the area
- The present and probable need for public facilities and services in the area
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide
- The existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency

Each of these factors is evaluated below for your Commission's consideration.

Present and Planned Land Uses in the Area

The District's primary service area within Orange County includes the City of Los Alamitos and the unincorporated community of Rossmoor. According to the City's General Plan, Los Alamitos includes a mix of land uses, including 38 percent residential, 9 percent commercial, 18 percent industrial, with the balance consisting of schools, parks and open space uses. Rossmoor is 97 percent residential. The District's service area is largely built-out and no significant changes to the existing land use mix are anticipated.

Present and Probable Need for Public Facilities and Services

RLASD has a current service population of 26,800 that includes the City of Los Alamitos, the unincorporated community of Rossmoor, and small portions of the Cities of Seal Beach, Cypress and Long Beach. According to the District's 2001 Sewer Master Plan Update, at build-out, the sewer system will serve a population of approximately 30,530. Any additional infrastructure required to serve the additional population is projected to be minimal.

Two federal defense facilities are located in the immediate area – the United States Naval Weapons Station in Seal Beach and the Joint Forces Training Center in Los Alamitos. The Naval Weapons Station is 5,256 acres in size and is nearly twice the size of the remaining portion of Seal Beach. The Joint Forces Training Center is approximately 1,400 acres and occupies approximately 50 percent of the City of Los Alamitos. These facilities are not currently located on a federal base closure list and no need for additional services is anticipated at this time. Currently, RLASD provides sewer service to the Joint Forces Training Center in Los Alamitos; the City of Seal Beach is the current sewer service provider for the Naval Weapons Station.

Present Capacity of Public Facilities and Adequacy of Public Services

In the March 2005 Municipal Service Review (MSR) report, no significant infrastructure or service constraints were identified.

Social and Economic Communities of Interest

In addition to sewer service provided by RLASD, both the City of Los Alamitos and the unincorporated community of Rossmoor receive water service through the Southern California Water Company.

CONCLUSIONS

Circumstances determining the current sphere of influence for RLASD have not substantially changed, and staff's investigation has not revealed any issues

which would warrant an amendment to the District's established sphere of influence at this time.

Other Options Not Precluded

As indicated in the March 2005 Municipal Service Review (MSR) for this area, many of the service providers in the Los Alamitos/Seal Beach/Rossmoor/Sunset Beach area are under significant fiscal stress. Collectively, the area is served by a multiplicity of service providers, including among others, four police agencies, three water agencies, three sewer districts, two animal control agencies and four agencies providing park and recreation services.

In the year following the MSR, Rossmoor residents have hired a consultant to help the community explore a variety of long-term governance and service options for their communities. Reaffirming the existing RLASD sphere of influence does not preclude implementation of any future alternative. Spheres can be changed and, in fact, are required by state law to be reviewed at least once every five years to evaluate whether new circumstances warrant a sphere change.

CEQA

LAFCO is the lead agency under CEQA (California Environmental Quality Act) for sphere of influence reviews. Staff completed an initial study, and it was determined that adoption of the sphere of influence for the Rossmoor/Los Alamitos Sphere of Influence would not have a significant effect on the environment as determined by CEQA. Accordingly, a Draft Negative Declaration was prepared (*see Attachment 1*) and noticed in accordance with existing guidelines for implementing CEQA. No comments on the Draft Negative Declaration have been received.

STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. Adopt the Negative Declaration (*Attachment 1*) prepared for the proposed sphere of influence update.
2. Adopt the Statement of Determinations as required by Government Code Section 56425 (*Attachment 2*).
3. Adopt the resolution (*Attachment 3*) reaffirming the Rossmoor/Los Alamitos Area Sewer District as conterminous with the existing District boundaries as shown on Exhibit B.

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Respectfully submitted,

JOYCE CROSTHWAITE

BOB ALDRICH

Exhibits:

- A. Location Map
- B. Existing RLASD SOI Map

Attachments:

- 1. Draft Negative Declaration
- 2. Statement of Determinations
- 3. Adopting Resolution

Comment Letter

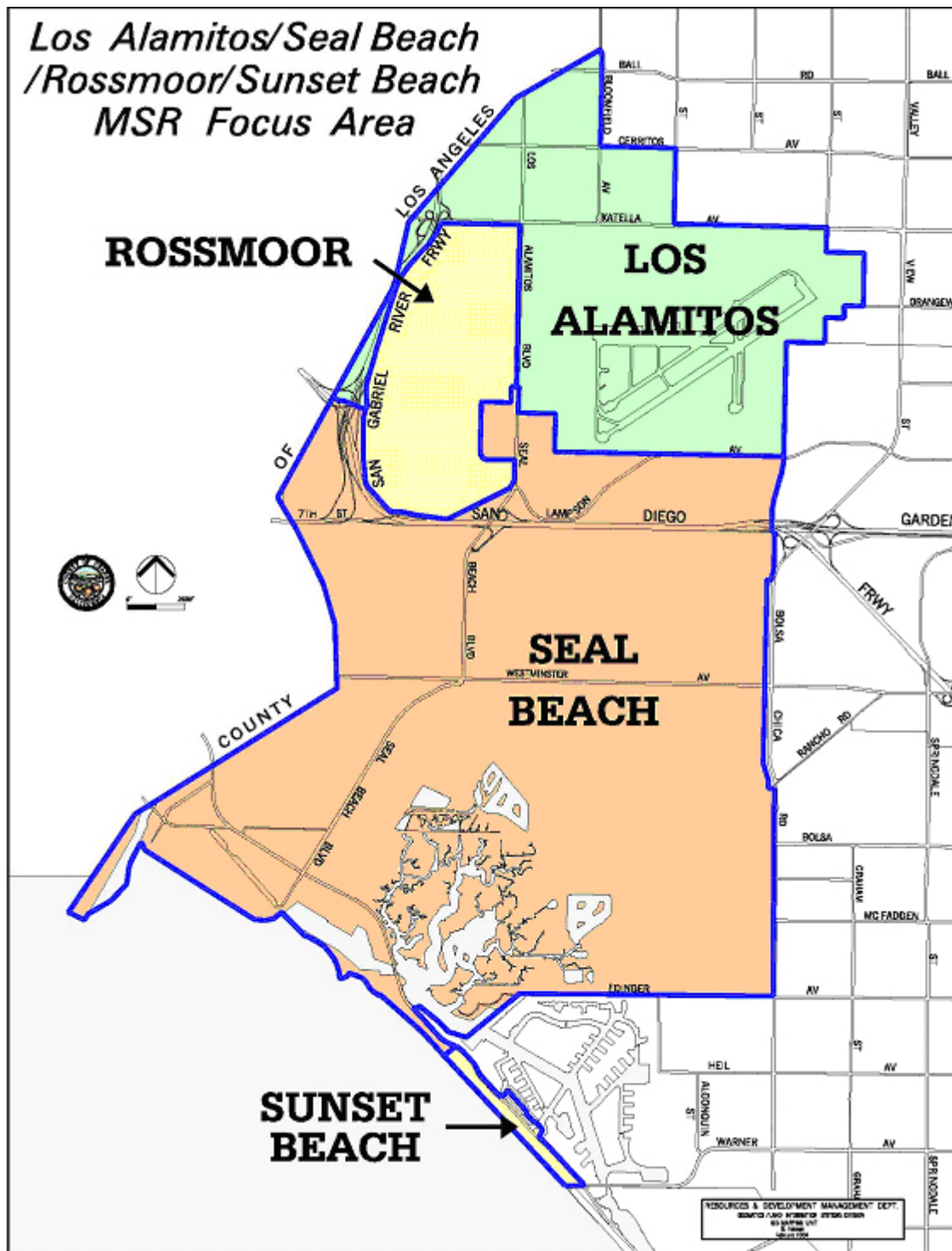
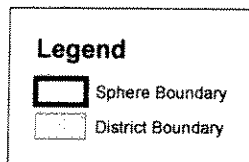
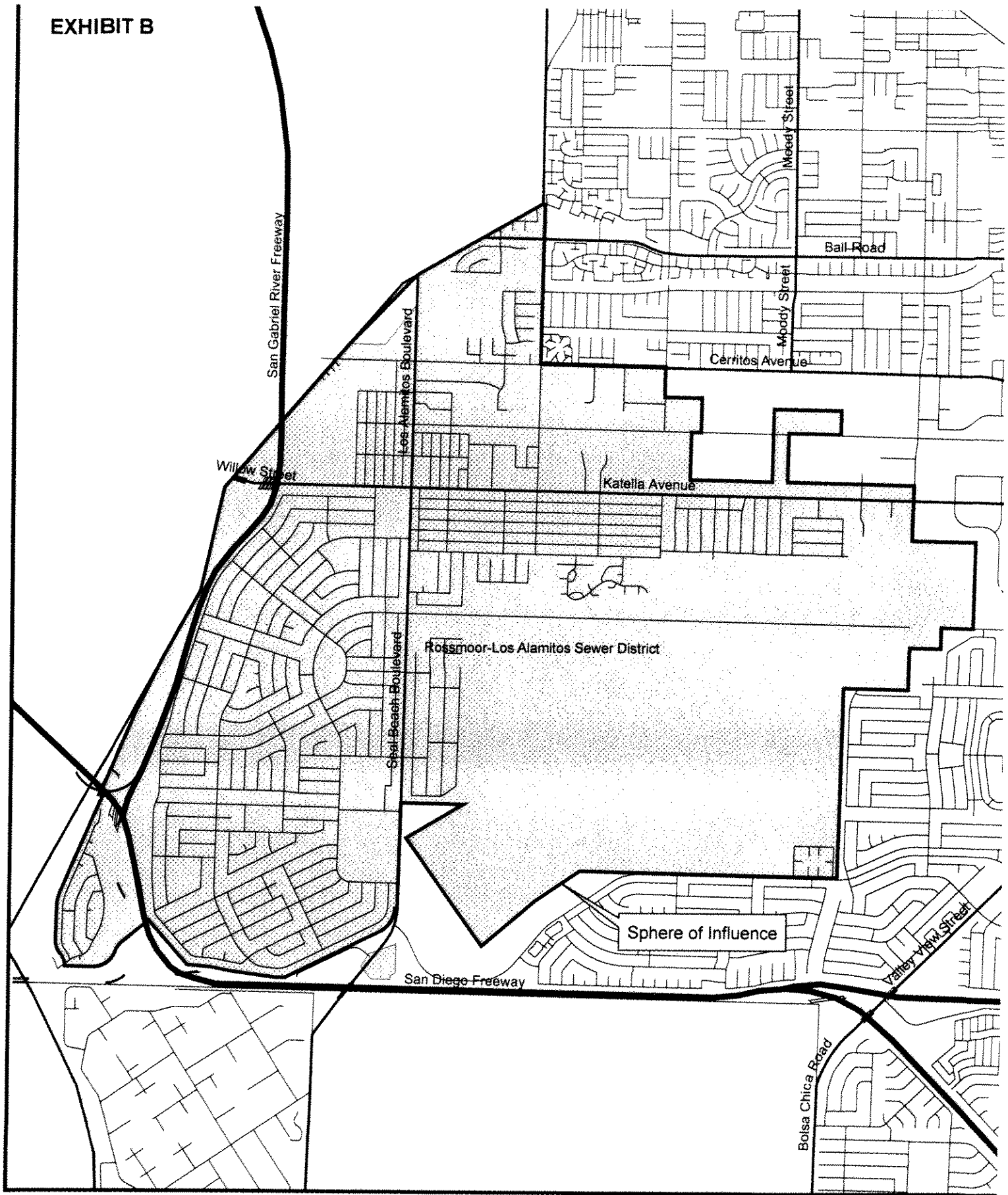


EXHIBIT B



Rossmoor/Los Alamitos Area Sewer District Sphere of Influence Map

3/08/06

SOI Originally Adopted: 03/10/76

Last Reviewed: 08/24/83

F:\gis\projects\FirstSRmaps\RossmoorLosAlamitos.mxd

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Rossmoor/Los Alamitos Area Sewer District Sphere Update
2. Lead Agency Name and Address:
Orange County LAFCO
12 Civic Center Plaza, Room 235
Santa Ana, CA 92701
3. Contact Person and Phone Number: Bob Aldrich, Assistant Executive Officer, (714) 834-2556
4. Project Location: The Rossmoor/Los Alamitos Area Sewer District is located in northwest Orange County. The District serves the City of Los Alamitos, the "College Park West" neighborhood and the Joint Forces Training Center in Seal Beach, and parts of the City of Cypress.
5. Project Sponsor's Name and Address:
Orange County LAFCO
12 Civic Center Plaza, Room 235
Santa Ana, CA 92701
6. General Plan Designation: Residential, Open Space, Military, Industrial and Commercial
7. Zoning: Residential, Open Space, Military, Industrial and Commercial
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

Pursuant to California Code of Regulations, Title 14, Section 15074, the Commission will review and consider the adoption of a negative declaration relating to the proposed update of the Rossmoor/Los Alamitos Area Sewer District's sphere of influence. The existing sphere of influence boundary for the Rossmoor/Los Alamitos Area Sewer District is coterminous with the District's jurisdictional boundary. The proposed sphere of influence for the Rossmoor/Los Alamitos Area Sewer District City of Los Alamitos reaffirms the existing sphere of influence. The negative declaration confirms the findings of the associated initial study that the proposed project (the Rossmoor/Los Alamitos Area Sewer District sphere of influence update) will not have a significant effect on the environment.

In accordance with Government Code Section 56425 and the LAFCO Sphere of Influence Policy, LAFCO is required to review an agency's sphere of influence every five years in conjunction with conducting municipal service reviews. LAFCO is required to establish a sphere of influence to identify probable future boundaries and service areas of all cities and special districts.

LAFCO is recommending that the Rossmoor/Los Alamitos Area Sewer District sphere of influence be reaffirmed as coterminous with the District's existing boundary.

9. Surrounding Land Uses and Setting:
The City of Los Alamitos, the surrounding Cities of Seal Beach, Cypress and Westminster, and the adjacent unincorporated communities of Rossmoor and Sunset Beach, are largely built-out. There are

two federal defense facilities located in the area – the United States Naval Weapons Station located in Seal Beach and the Joint Forces Training Center in the City of Los Alamitos. The Joint Forces Training Center is approximately 1,400 acres in size; the Naval Weapons Station is 5,256 acres in size. The surrounding areas are largely urbanized and offer only limited growth potential, unless one or both of the federal defense facilities are closed in the future. Neither facility is currently listed for realignment or closure by the Federal Base Realignment and Closure Commission (BRAC).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---------------------------------|--------------------------------------|----------------------------|
| ~ Aesthetics | ~ Agriculture Resources | ~ Air Quality |
| ~ Biological Resources | ~ Cultural Resources | ~ Geology / Soils |
| ~ Hazards & Hazardous Materials | ~ Hydrology / Water Quality | ~ Land Use / Planning |
| ~ Mineral Resources | ~ Noise | ~ Population / Housing |
| ~ Public Services | ~ Recreation | ~ Transportation / Traffic |
| ~ Utilities / Service Systems | ~ Mandatory Findings of Significance | |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ✓ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ~ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ~ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ~ I find that the proposed project MAY have a “potentially significant or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ~ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Joyce Crosthwaite, Executive Officer
Printed Name

August 15th, 2005

Date

Orange County LAFCO

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

The following is the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the potential environmental impacts of the proposed project with respect to 17 factors prescribed for consideration. For this checklist, the following four designations are used:

- **Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- **Potentially Significant Unless Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.
- **Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.
- **No Impact:** The project would not have any impact.

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?	~	~	~	✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	~	~	~	✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	~	~	~	✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	~	~	~	✓

Discussion: The project will not result in any significant direct or cumulative impacts on the aesthetics of the project area. This includes not adversely affecting scenic vistas, damaging scenic resources, degrading visual character, or creating new sources of light.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	~	~	~	✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	~	~	~	✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	~	~	~	✓

Discussion: The proposed project will not cause any specific new developments to be undertaken and will not result in any significant direct or cumulative impacts on the agricultural resources of the project area.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	~	~	~	✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	~	~	~	✓
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	~	~	~	✓
d) Expose sensitive receptors to substantial pollutant concentrations?	~	~	~	✓

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Create objectionable odors affecting a substantial number of people?

~ ~ ~ ✓

Discussion: The project will not result in any significant direct or cumulative impacts on the air quality within the project area. This includes not violating air quality standards or creating objectionable odors.

IV. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

~ ~ ~ ✓

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

~ ~ ~ ✓

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

~ ~ ~ ✓

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

~ ~ ~ ✓

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

~ ~ ~ ✓

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

~ ~ ~ ✓

Discussion: The proposed project will not cause any specific new developments to be built. The project will not result in any significant direct or cumulative impacts on the biological resources of the project area and this includes adversely affecting endangered, threatened, or rare species and their habitat.

V. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓

Discussion: The project will not result in any significant direct or cumulative impacts on the cultural resources of the project area.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

~ ~ ~ ✓

~ ~ ~ ✓

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	~	~	~	✓
iii) Seismic-related ground failure, including liquefaction?	~	~	~	✓
iv) Landslides?	~	~	~	✓
b) Result in substantial soil erosion or the loss of topsoil?	~	~	~	✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	~	~	~	✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	~	~	~	✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	~	~	~	✓

Discussion: The sphere of influence update will not result in any significant direct or cumulative impacts on the geology or soils of the project area including contributing to soil erosion or exposing individuals or structures to loss, such as injury or death, resulting from earthquakes or landslides.

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	~	~	~	✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	~	~	~	✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	~	~	~	✓

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	~	~	~	✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	~	~	~	✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	~	~	~	✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	~	~	~	✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	~	~	~	✓

Discussion: Updating the agency's sphere of influence will not result in any significant direct or cumulative impacts with respect to creating hazards or hazardous materials within the project area.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	~	~	~	✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	~	~	~	✓

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	~	~	~	✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	~	~	~	✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	~	~	~	✓
f) Otherwise substantially degrade water quality?	~	~	~	✓
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	~	~	~	✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	~	~	~	✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	~	~	~	✓
j) Inundation by seiche, tsunami, or mudflow?	~	~	~	✓

Discussion: Adoption of an updated sphere of influence for the Rossmoor/Los Alamitos Area Sewer District will not result in a depletion of groundwater supplies, alteration of existing drainage patterns, creation of runoff water, exposure of people to a significant risk of flooding nor will it result in a net deficit in aquifer volume.

IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	~	~	~	✓
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Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	~	~	✓	~
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	~	~	~	✓

Discussion: The proposed sphere update would reaffirm the District's existing sphere of influence. Updating the agency's sphere of influence will not result in a change of land use planning control or in service delivery at this time. The proposed sphere of influence update will not result in any significant direct or cumulative impacts with respect to land use planning within the project area.

X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	~	~	~	✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	~	~	~	✓

Discussion: The project will not result in any significant direct or cumulative impacts on the mineral resources of the project area. This includes not incurring the loss of known valuable mineral resources.

XI. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	~	~	~	✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	~	~	~	✓

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	~	~	~	✓
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	~	~	~	✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	~	~	~	✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	~	~	~	✓

Discussion: The project will not result in any significant direct or cumulative impacts on noise levels within the project area. This includes not exposing individuals to excess ground borne vibrations or substantially increasing ambient noises, whether temporary, periodical, or permanent.

XII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	~	~	~	✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	~	~	~	✓
b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	~	~	~	✓

Discussion: The areas served by the Rossmoor/Los Alamitos Area Sewer District (Los Alamitos, Rossmoor, portions of Seal Beach) are largely built-out. Adoption of an updated sphere of influence for the District will not result in direct and substantial population growth.

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: ✓

Fire protection?	~	~	~	✓
Police protection?	~	~	~	✓
Schools?	~	~	~	✓
Parks?	~	~	~	✓
Other public facilities?	~	~	~	✓

Discussion: The proposed sphere of influence update will have no impact on the ability of the Rossmoor/Los Alamitos Area Sewer District to serve existing customers.

XIV. RECREATION. Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ~ ✓
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? ~ ✓

Discussion: The project will not result in any significant direct or cumulative impacts on recreational services within the project area including increasing the use of existing neighborhood and regional parks.

XV. TRANSPORTATION / TRAFFIC. Would the project:

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	~	~	~	✓
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	~	~	~	✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	~	~	~	✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	~	~	~	✓
e) Result in inadequate emergency access?	~	~	~	✓
f) Result in inadequate parking capacity?	~	~	~	✓
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	~	~	~	✓

Discussion: The project will not result in any significant direct or cumulative impacts relating to transportation or circulation within the project area. This includes not causing an increase in street or air traffic patterns, creating inadequate emergency access or parking capacity, or conflicting with adopted transportation policies.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	~	~	~	✓
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Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	~	~	~	✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	~	~	~	✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	~	~	~	✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	~	~	~	✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	~	~	~	✓
g) Comply with federal, state, and local statutes and regulations related to solid waste?	~	~	~	✓

Discussion: The proposed sphere of influence update will have no impact on water, sewer or wastewater services to existing customers.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	~	~	~	✓
--	---	---	---	---

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

~ ~ ~ ✓

~ ~ ~ ✓

Discussion: The project would not result in any significant direct or cumulative impacts relating to mandatory findings of significance within the project area. This includes not degrading the quality of the environment or causing substantial adverse effects on individuals, whether directly or indirectly.

ATTACHMENT 2

Statement of Determinations

Rossmoor/Los Alamitos Area Sewer District Sphere of Influence

Present and Planned Land Uses in the Area

The District's primary service area within Orange County includes the City of Los Alamitos and the unincorporated community of Rossmoor. According to the City's General Plan, Los Alamitos includes a mix of land uses, including 38 percent residential, 9 percent commercial, 18 percent industrial, with the balance consisting of schools, parks and open space uses. Rossmoor is 97 percent residential. The District's service area is largely built-out and no significant changes to the existing land use mix are anticipated.

Present and Probable Need for Public Facilities and Services

RLASD has a current service population of 26,800 that includes the City of Los Alamitos, the unincorporated community of Rossmoor, and small portions of the Cities of Seal Beach, Cypress and Long Beach. According to the District's 2001 Sewer Master Plan Update, at build-out, the sewer system will serve a population of approximately 30,530. Any additional infrastructure required to serve the additional population is projected to be minimal.

Present Capacity of Public Facilities and Adequacy of Public Services

In the March 2005 Municipal Service Review (MSR) report, no significant infrastructure or service constraints were identified.

Social and Economic Communities of Interest

In addition to sewer service provided by RLASD, both the City of Los Alamitos and the unincorporated community of Rossmoor receive water service through the Southern California Water Company.

SOI 05-34

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF ORANGE COUNTY, CALIFORNIA
MAKING DETERMINATIONS AND APPROVING A
SPHERE OF INFLUENCE FOR
THE ROSSMOOR/LOS ALAMITOS SEWER DISTRICT**

March 8, 2006

On motion of Commissioner _____, duly seconded and carried, the following resolution was adopted:

WHEREAS, California Government Code Section 56425 requires that a Local Agency Formation Commission ("LAFCO") adopt Spheres of Influence for all agencies in its jurisdiction and to update those spheres every five years; and

WHEREAS, the Sphere of Influence is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO; and

WHEREAS, proceedings for adoption, update and amendment of a Sphere of Influence are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act, Section 56000 et seq. of the Government Code; and

WHEREAS, California Government Code Section 56430 requires that in order to prepare and to update Spheres of Influence the Commission shall conduct Municipal Service Reviews prior to or in conjunction with action to update or adopt a sphere of influence; and

WHEREAS, April 13, 2005, after public hearings, Orange County LAFCO adopted Resolution MSR 03-28 approving the Los Alamitos/Seal Beach/Rossmoor/Sunset Beach Municipal Service Review and adopting the written determinations contained therein; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set September 14, 2005 as the hearing date on this Sphere of Influence review proposal and gave the required notice of public hearing; and

WHEREAS, on September 14, 2005, Orange County LAFCO continued consideration of the Los Alamitos/Rossmoor Area Sewer District for a period of six months to allow completion of the Huntington Beach Municipal Service Review; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set March 8, 2006 as the hearing date on this Sphere of Influence Review and gave the required notice of public hearing; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56428, has reviewed this proposal and prepared a report, including her recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the proposal consists of the designation of a sphere of influence for the Rossmoor/Los Alamitos Sewer District; and

WHEREAS, this Commission called for and held a public hearing on the proposal on March 8, 2006, and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, this Commission considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56841; and

WHEREAS, LAFCO, as the lead agency under CEQA (California Environmental Quality Act) for sphere of influence reviews, completed an initial study and determined that adoption of the sphere of influence for the Rossmoor/Los Alamitos Sewer District would not have a significant effect on the environment as defined in CEQA.

NOW, THEREFORE, the Local Agency Formation Commission of the County of Orange DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Environmental Action:

- a) LAFCO, as the lead agency, has determined that adoption of the sphere of influence for the Rossmoor/Los Alamitos Sewer District would not have a significant effect on the environment as defined in CEQA. The

Commission has therefore adopted a Negative Declaration for the sphere of influence review.

- b) The Executive Officer is instructed to file the Negative Declaration with the County Clerk in accordance with CEQA.

Section 2. Determinations

- a) The Commission has adopted a coterminous sphere of influence for the Rossmoor/Los Alamitos Sewer District.
- b) The Commission has adopted the accompanying Statement of Determinations, shown as “Exhibit A.”
- c) The Commission has reaffirmed the Rossmoor/Los Alamitos Sewer District’s previous sphere of influence as shown on the attached map labeled “Exhibit B.”
- d) The Commission has determined that the Rossmoor/Los Alamitos Sewer District has sufficient resources and facilities to provide service within its current sphere area.

Section 3. This sphere review is assigned the following distinctive short-form designation: “Sphere of Influence Study for the Rossmoor/Los Alamitos Sewer District” (SOI 05-34).

Section 4. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

AYES:

NOES:

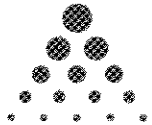
STATE OF CALIFORNIA)
) SS.
 COUNTY OF ORANGE)

I, BOB BOUER, Chair of the Local Agency Formation Commission of Orange County, California, hereby certify that the above and foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof, held on the 8th day of March, 2006.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of March, 2006.

BOB BOUER
Chair of the Orange County
Local Agency Formation Commission

By: _____
Bob Bouer



Southern California

Water Company

A Subsidiary of American States Water Company

RECEIVED
AUG 10 2005

August 8, 2005

LOCAL AGENCY FORMATION COMMISSION

Carolyn Emery, Project Manager
Local Agency Formation Commission,
Orange County
12 Civic Center Plaza, Room 235
Santa Ana, CA 92701

RE: Sphere of Influence (SOI) Update for Rossmoor/Los Alamitos
Sewer District (SOI 05-334)

This is in reply to your letter dated July 26, 2005, requesting comments on the proposed Rossmoor/Los Alamitos SOI.

Southern California Water Company will continue to operate its water systems that supply un-incorporated Rossmoor, the Cities of Los Alamitos, Cypress, Stanton and a small portion of Seal Beach. These systems are operated under franchise with the respective Cities.

Southern California Water Company would be interested in owning and/or operating other water systems that would lead to improved water service to the citizens of Orange County.

Should you have any questions, please call me at (714) 535-8010, extension 300.

Sincerely,

Lonnie Curtis
District Manager